

# COLCHESTER PLANNING COMMISSION

{PRIVATE }

## MINUTES OF THE MEETING

JUNE 1, 2010

**PRESENT:** Tom Mulcahy, Robert Scheck, Pam Loranger and Tim Ahonen. Rich Paquette arrived at 7:30pm.

**ALSO PRESENT:** Sarah Hadd, Director

### 1. Call to Order

**Tom Mulcahy** called the meeting to order at 7:05 p.m.

### 2. Public Hearing on Supplement 28

Opened and then closed with no input provided.

### 3. Action on Supplement 28

Pam Loranger had a clarifying question on Section 10.14 as to the dates of seasonal camp occupancy and if seasonal structures could be expanded administratively or through the DRB process. Sarah Hadd responded that the seasonal dwelling definition had been expanded to mimic Fire District Two's and that seasonal dwellings could be expanded through the building permit process as proposed.

A **motion** was made by Pam Loranger and **seconded** by Tim Ahonen to forward Supplement 28 to the Select Board. The **motion passed** with a vote of 4 – 0.

### 4. Discussion of Subdivision Regulations Housekeeping Items:

The Commission reviewed the draft Subdivision Regulations that consisted of title changes and clarifications to mylar requirements under Section 401.

A **motion** was made by Pam Loranger and **seconded** by Tom Mulcahy to warn Supplement Five of the Subdivision Regulations. The **motion** was approved for public hearing.

### 5. Discussion of Planned Unit Developments:

Rich Paquette joined the Commission. The Commission discussed the various sizes of possible PUD's and asked Sarah Hadd to investigate how many undeveloped three acre parcels are in town. Rich Paquette asked for a one-acre PUD in another town. The Commission requested also an inventory of two acre parcels and where the majority of these parcels are located.

**6. Discussion of Rezoning of the Village:**

There was discussion on the GD1 rezonings of the Village and the intent of the rezonings specifically along Middle Road in the vicinity of Claussens Green House and the Carp property. While it was generally agreed that the GD1 rezonings went mostly along the road, the map is as was warned and adopted. The Commission did state that however if the area was looked at again, it would likely also be rezoned to GD1 again.

**7. Minutes of May 18, 2010:**

A **motion** was made by Pam Loranger and **seconded** by Rich Paquette to approve the minutes of May 18, 2010. The **motion passed** with a vote of 5-0.

**8. Review of Future Agendas:**

Pam Loranger stated that she would like to attend the Select Board meeting on June 22<sup>nd</sup>. Tom Mulcahy stated that he would update the Commission on the Heritage Project at the next meeting. L. Thibault pointed out a typo with Section 14.00 of Table A-1 in S28. There was discussion of Mobile Home District setbacks and the need for comparison with other Towns and to determine the size of mobile home units being produced. The Commission will discuss Section 5.03 of the Zoning Regulations at the June 22<sup>nd</sup> meeting as well.

**ADJOURNMENT**

There being no further business to be brought before the Commission, a motion was made and seconded to adjourn the meeting. All members of the Commission present voted in favor of the motion and the meeting was adjourned at 8:25 PM

Minutes taken and respectfully submitted by Lisa Riddle.

Approved this 6th day of July 2010

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_____	<b>Planning Commission</b>